

The Salisbury Planning Board held its regular meeting on Tuesday, November 11, 2003, in the City Council Chambers of the Salisbury City Hall at 4:00 p.m. with the following being present and absent:

PRESENT: Rodney Queen, Len Clark, Jerry Wilkes, Lou Manning, Fred Dula, Jeff Smith, Mitzi Clement, Sean Reid

ABSENT: Brian Miller, Sandy Reitz, Ken Mowery, Eldridge Williams

STAFF: Harold Poole, Joe Morris, David Phillips, Dan Mikkelson, Tammy File

The meeting was called to order by Chairman Dula. The minutes of October 28, 2003, were approved as published.

### **ZONING MAP AMENDMENTS**

Z-17-03 Salisbury-Rowan Utilities

Location: 320-324 North Jackson Street

Size: Approximately .32 acres

Existing Zoning: R-6A Multi-Family Residential District

Proposed Zoning: PSP Public/Semi-Public District

(a) Chairman Dula convened a courtesy hearing on Z-17-03

Senior Planner Harold Poole explained that there are two lots in the proposal for Rezoning. Both of these lots are currently owned by the City of Salisbury. Each lot has a 50 foot frontage along the 300 block of North Jackson Street and a 140 foot lot depth, extending to an alleyway, separating the property in question from a 100 foot side property at the corner of North Fulton and West Kerr Streets.

The two properties with identical dimensions, are: 320 North Jackson Street and 324 North Jackson Street. Altogether, the properties in the request total approximately 14,000 sq. ft.

Currently, the property is vacant, as it has been for many years. Sometimes it serves as “informal” parking for businesses or apartments in the immediate area.

According to the applicant: “The Salisbury-Rowan Utility would like to use this property to construct a parking lot that would serve its administrative office that will be located across Kerr Street in the (former) waterworks building.”

Those speaking in favor of the zoning change request:

Patrick Kennerly, 640 Par Drive, Utilities’ GIS Coordinator- PSP appears to be the most appropriate district, rather than B-1 or M-1. Patrick presents a conceptual plan of the proposed parking lot, with orientation to Kerr rather than North Jackson.

Those speaking in opposition to the zoning change request:

None.

The chairman closed the courtesy hearing on this case.

- (b) Board Discussion:  
There was no comments from Planning Board.

Rodney Queen made the motion to approve the rezoning as requested, Lou Manning seconded the motion with a 7-0 vote. [NOTE: 7 instead of 8 voted because Sean Reid had not yet arrived at the meeting.]

### **GROUP DEVELOPMENT**

G- 05-03 Community Baptist Church- 320 Calhoun Avenue

Interim Zoning Administrator David Phillips explained that the proposal is for a 7,686 square foot sanctuary building and associated parking lots to be located at the existing site at 320 Calhoun Avenue (off South Boundary Street near Klumac Road).

All zoning criteria have been met, the Technical Review Committee recommends approval of the application as submitted.

Jeff Smith made the motion to approve the group development as submitted, Jerry Wilkes seconded the motion with all members voting AYE.

There being no further business to come before the Board, the meeting was adjourned.

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Chairman

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Secretary